

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

June 23, 2014

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, June 28th, 2014 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liqun Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC  
File

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE REGULAR  
MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of June 17, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business: Case:
  - P13-091 Preliminary & Final Site Plan with Deviations
  - Applicant: 12th Street JC, LLC Attorney: Robert Verdibello
  - Review Planner: Maryann Bucci- Carter
  - Address: 221 Twelfth Street
  - Block: 8801 Lot: 1
  - Zone: Jersey Avenue Tenth Redevelopment Plan
  - Description: Rehabilitation of existing Shell station and addition of restaurant.
  - Deviations: Height of free-standing ID sign and minimum number of building signs
  - Decision: Approved with conditions.**
7. New Business:
8. Review and discussion of amendments to the Morris Canal Redevelopment Plan. Summary statement: revise density and parking in Mixed use E Zone, create Adaptive Reuse Zone F.  
**Approved and recommended to the City council for Adoption.**
9. Case: P11-047 Administrative Amendment - Preliminary & Final Major Site Plan with deviations
  - Applicant: Community Asset Preservation Alliance #2 of J.C. Urban Renewal LLC
  - Attorney: Charles Harrington, Esq.
  - Review Planner: Kristin Russell
  - Address: 305 Whiton St.
  - Block: 2052 Lots: A.Dup.99
  - Zone: Morris Canal Redevelopment Plan
  - Description: Adaptive reuse of existing All Saint's School into a 25 unit residential building. Originally approved July 26, 2011. Revisions to deck and condensers in parking area.
  - Deviations: Parking (previously granted)
  - Decision: Approved.**
10. Case: P13-066 Minor Site Plan
  - Applicant: Angela McDonald
  - Attorney: Hugh McGuire
  - Review Planner: Kristin Russell
  - Address: 239 Pacific Ave.
  - Block: 20103 Lot: 53
  - Zone: Morris Canal Redevelopment Plan
  - Description: Rear addition built without approvals.
  - Some testimony taken. Carried to July 8<sup>th</sup> regular meeting.**
11. Case: P14-012 Preliminary & Final Major Site Plan
  - Applicant: Community Asset Preservation Corp.
  - Attorney: Nicholas Cherami, Esq.
  - Review Planner: Kristin Russell
  - Address: 326 Pacific Ave.
  - Block: 20005 Lot: 25 & 4
  - Zone: Morris Canal Redevelopment Plan
  - Description: Adaptive reuse of existing house of worship into 12 residential units with on-site parking.
  - Decision: Approved.**
12. Case: P12-077 Preliminary & Final Major Site Plan
  - Applicant: MCA 328 Property Holding co., LLC
  - Attorney: George L. Garcia, Esq.
  - Review Planner: Maryann Bucci-Carter, PP, AICP
  - Address: 795-803 Jersey Avenue.
  - Block: 7005 Lot: 1,2,3,4,5 and 7
  - Zone: Jersey Avenue Park Redevelopment Plan
  - Description: New Building with 377 units and 20,000 square feet of retail
  - Decision: Approved with conditions.**
13. Case: P14-019 Minor Site Plan
  - Applicant: H-C Harborside Promenade, LLC
  - Attorney: Charles J. Harrington, Esq.
  - Review Planner: Maryann Bucci-Carter, PP, AICP
  - Address: Foot of Columbus Drive
  - Block: 11603 Lot: 13, 15-18
  - Zone: Exchange Place North Redevelopment Area
  - Description: Harborside Walkway re-design
  - Decision: Approved with conditions.**
14. Case: P14-018 Preliminary and Final site Plan
  - Applicant: Garfield Avenue Development, LLC
  - Attorney: Oswin E. Hadley, Esq.
  - Review Planner: Maryann Bucci-Carter, PP, AICP
  - Address: 829-843 Garfield Avenue
  - Block: 22704 Lot: 7,8,9
  - Zone: Canal Crossing Redevelopment Area
  - Description: New building with 130 units
  - Deviation: Minimum Unit Size for 4 dwelling Units
  - Decision: Approved with conditions.**

15. Case: P14-026 Preliminary and Final Major Site Plan  
Applicant: Al-Tawheed Islamic Center Inc.  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 984-990 West Side Avenue  
Block: 10501 Lot: 29  
Zone: R-1 One and Two Family Housing  
Description: Construction of new house of worship  
**Decision: Approved.**
16. Case: P14-024 Preliminary and Final Major Site Plan  
Applicant: Rohit and Jita Shah  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 804 Newark Ave.  
Block: 7805 Lot: 19  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of new 5 story, 9 unit residential building with ground floor retail.  
**Decision: Approved.**
17. Certified the following Artists approved at the June 3, 2014 meeting of the Artist Certification Board: Rebecca Vallejo Moshe and Andrea Brachfield.
18. Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan. Summary statement: incorporate the Sip/Van Wagenen Redevelopment Plan, adjust corner lot bonuses, revise building setback requirements, and general amendments based on previously granted deviations.  
**Approved and recommended to the City Council for Adoption.**
19. Review and discussion of amendments to the Powerhouse Arts Redevelopment Plan. Summary statement: provide new development regulations for Block 11502, Lot 6.  
**Tabled.**
20. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Major Site Plan with Deviation # P14-010.1 submitted by Morgan Point Urban Renewal Co., LLC ( corner of Marin Blvd, Morgan and Steuben Streets – Block 13002, Lot 1.01).
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation # P14-016 submitted by Onyx Equities, LLC. (30 Montgomery Street).
21. *Executive Session, as needed, to discuss litigation, personnel or other matters*
22. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD